

**PENNFIELD CHARTER TOWNSHIP
PLANNING COMMISSION
AGENDA
MAY 2, 2017
6:00 PM – Planning Commission Meeting**

The Planning Commission welcomes Public Comments. Anyone wishing to address the Commission should only do so once recognized by the Planning Commission Chairperson. Comments shall be limited to three minutes.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PLEDGE OF ALLEGIANCE**
- 4. PUBLIC COMMENTS**
- 5. APPROVAL OF THE MEETING MINUTES**
 - a) April 4, 2017 (vv)**
- 6. NEW BUSINESS**
 - a) SPECIAL LAND USE- TALBOTT MOTOR SALES**
- 7. BOARD MEMBER COMMENTS**
- 8. CHAIRPERSON ANNOUNCEMENTS**
- 9. ADJOURNMENT**

Brandi Deshon

From: Carl Mercer <baileyparkauto@aol.com>
Sent: Tuesday, May 02, 2017 11:47 AM
To: bdeshon@pennfieldtwp.com
Subject: Talbot zoning meeting

Good Afternoon Brandy

My name is Andy Mercer owner of Bailey Park auto I have a conflict tonight and can't attend the meeting But wanted to assure you I am fully on board with Greg Talbots plans and have every reason to believe the business will be properly run and kept clean and professional I will also be involved if there were to arise any problems

Thankyou

Andy

Could you please respond and let me know if you need anything further Sent from my iPhone

Pennfield Charter Township

20260 Capital Avenue NE, Battle Creek, MI 49017
(269) 968-8549 - Fax (269) 968-2021 - www.pennfieldtwp.com

"A great place to live - A great place to grow"

March 29, 2017

Mr. Greg Talbott
Battle Creek Westside Auto
771 West Michigan Avenue
Battle Creek, Michigan 49037

Re: proposed used vehicle sales in Pennfield Township

Dear Greg,

Pennfield Township has retained my services to assist in your anticipated application for a Special Land Use Permit as required under **Chapter 13 (Community Commercial District), Section 13.03, Special Land Uses, item (F)** of the Pennfield Charter Township Zoning Ordinance (see enclosed copy).

Please note that the application for the special land use permit request must be signed by both property owners you are currently dealing with (Mr. Andy Mercer and Mr. Robert McFee). When you submit your application along with the required fee, please include the following information:

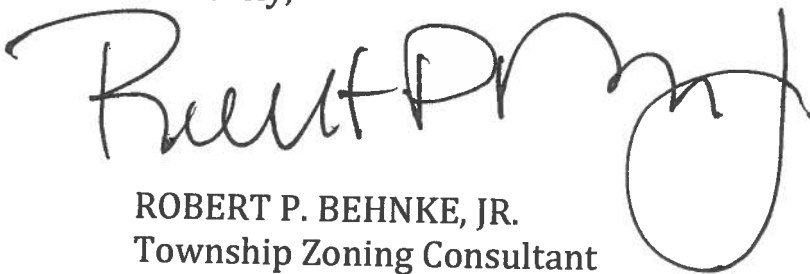
- 1) A proposed site plan as outlined under **Chapter 16 (Site Development Requirements), Section 16.01 (Site plan review procedures for planning commission), subsection (C)(2), items a, b, c, d, e, h, i, j, k, q, r, s and t** of the Pennfield Charter Township Zoning Ordinance (see enclosed copies).
- 2) The proposed Site Plan must also include land space and off street parking requirements, as outlined by the Michigan Department of State, Driver Programs Division, Business Licensing Section (see enclosed copy).
- 3) Copies of any agreements you may have with both Mr. Mercer and Mr. McFee as it relates to your proposed used vehicle sales area.

It should be noted that the proposed site plan must comply with the requirements outlined under **Chapter 17 (Special Land Uses), Section 17.04 (General Standards for Approval) and Section 17.07 (Special Land Use specific design standards), item (00- Vehicle sales area)** of the Pennfield Charter Township Zoning Ordinance (see enclosed copies).

If you should have any questions or comments, please do not hesitate to contact me via email at the following address: robertpaulbehnke@gmail.com.

As always, thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert P. Behnke, Jr.", written in a cursive style.

ROBERT P. BEHNKE, JR.
Township Zoning Consultant
Pennfield Charter Township

Enclosures

Cc: Pennfield Charter Township, Barb Darlington

MUNICIPALITY APPROVAL

Name of Dealership: Talbot Motor Sales

Dealership Address: 1450 Capital Ave N.E., B.C., 49015
(Street) (City) (Zip)

Dealer License Number (if applicable): Pending

- Class A - New Vehicle Dealer
- Class B - Used Vehicle Dealer
- Class C - Used Vehicle Parts Dealer
- Class D - Broker
- Class E - Distressed Vehicle Transporter
- Class F - Vehicle Scrap Metal Processor
- Class G - Vehicle Salvage Pool
- Class R - Automotive Recycler
- Class W - Automotive Wholesaler

Municipal Authority: _____

The license(s) being applied for (checked above) would permit, but not require, all business activities described above. Please check the appropriate category below, complete the signature portion of this form, and return this completed form to the applicant.

If you have any questions or concerns, contact the Michigan Department of State, Business Licensing Section at 1-888-SOS-MICH (1-888-767-6424).

Thank you.

Municipality requirements may include; local building code requirements, land use requirements, sign ordinances, local licensure, etc...

Location **MEETS** all the municipal requirements for dealer classification(s) checked above.

Location **DOES NOT MEET** all the municipal requirements for dealer classification(s) checked above. Please list the reason(s).

Reason:

There are **NO MUNICIPAL REQUIREMENTS** in this jurisdiction for dealer classification(s) checked above.

Signature of Municipal Authority

Robert P Behnke Jr.
Printed Name of Municipal Authority

Date

1/4/17

Telephone Number

269 9600549

Jurisdiction (City, Township, etc.)

Pennfield Charter Twp



NATURE OF REQUESTED ACTION

Vehicle dealer license permit. "Talbot Motor Sales".

I hereby certify that all information supplied on this form is true and to the best of my knowledge and belief.

Signature of Applicant: [Handwritten Signature]

Signature of Deed Holder (s):

Date of Submitted Application:

DESCRIPTION OF PROPERTY

Owner: Wiber Properties, LLC

Parcel Tax #: 13-18-920-001-00 / 13-18-920-026-00

Present Zoning: Commercial Vacant

NAME OF APPLICANT

Name: Greg Talbot (Please print)

Signature:

Address: 771 West Michigan Ave

Owner _____ Tenant [X] Other _____ (Specify)

(To be read and signed by temporary dwelling applicants)

I understand the following requirements for removal of my temporary dwelling:

- A. The temporary dwelling shall be removed upon expiration of the temporary permit, and thereto, or upon completion of the permanent residence, whichever occurs first.
B. The temporary dwelling may be removed by the township upon expiration of the temporary permit and any extensions thereto, or upon completion of the permanent residence, and any costs incurred by the township in carrying out this provision shall be charged to the property owner. If the property owner does not pay the charges within six months of the first billing notice, said charges shall become a lien on the property, and shall be collected in the same manner as general taxes.

Signature of Applicant

(Notary required if signed other than in front of township staff)

Notary Public Name: _____ Commission expires: _____



920-026-00

920-001-00

920-002-00

1434

1436

1431

SPECIAL LAND USE PERMIT REQUEST
(TALBOTT MOTOR SALES-TALBOTT ENTERPIRSES, INC.)

From: Mr. Greg Talbott

CEO Talbott Enterprises, INC.

771 West Michigan Avenue

Battle Creek, MI 49037

To: Pennfield Charter Township

20260 Capital Avenue NE

Battle Creek, MI 49017

Pennfield Charter Township,

I respectfully request a special land use permit be allocated at 1436 Capital Ave NE (13-18-920-001-00) and 1434 Capital Ave NE (13-18-920-026-00) for used vehicle sales (Class B Dealership). The lots in question will be leased from Wilber Properties, LLC, office and space will be shared with Baily Park Auto.

Greg Talbott has extensive business and operational experience within used car sales over the last 25 years. Greg currently manages Battle Creek Westside Auto, a Class B used car lot within the Battle Creek city limits with 2.5 million plus in annual sales and a gross operating budget of 1.8 million. Greg and Mr. Andy Mercer of Bailey Park Auto have entered into a tentative agreement to sell used vehicles at the stated location. Mr. Mercer will provide all logistical and office space required by the State of Michigan, Talbott Enterprises will lease the lots in question form Wilber Enterprises to display for sale up to 20 used cars at a time. Mr. Mercer was previously granted a permit to sell up to 5 vehicles at Auto Masters (B9268), 1450 Capital Avenue NE, Battle Creek, MI 49017.

The State of Michigan has inspected and approved the site for auto sales. The Department of Licensing and Regulatory Affairs has a file pending of Talbott Motor Sales (06835J) upon approval within the next 7 days a Class B dealers license will be issued to Talbott Motor Sales.

A brief overview of the request.

Re. Special Use Permit for Vehicle Sales Chapter 17, OO.

1. The principal and accessory building and structures shall not be located within 100 feet of any residence use or district.
Answer: Building and office space already exist at Bailey Park Auto, lots in question are at least 130 feet from any residence and directly sandwiched between two commercial properties (Bailey Park Auto and Pennfield Pizza).
2. Minimum lot area shall be one acre or 43,560 feet, and minimum lot width shall be 150 feet.
Answer: Between Bailey Park Auto, 1434 Capital NE, and 1436 Capital NE, there is in access of 300 feet of Capital Avenue frontage and 2 plus acres of total acreage.
3. All equipment and activities associated with vehicle repair operations, except those in incidental use, such as air hoses, shall be kept in an enclosed building.
Answer: All related articles will be in Bailey Park Auto.
4. Inoperative vehicles left on the site shall be stored within an enclosed building or in an area screened by an opaque fence not less than six feet in height. Such fence shall be continuously maintained in good condition. This area shall be paved with asphalt or concrete and shall be no larger than 5,000 square feet.
Answer: All vehicles on the lots will be for sale, any inoperable vehicle will be sent or towed to repair. There are no plans for any fence.
5. Storage of vehicles components and parts, trash, supplies, or equipment outside of a building is prohibited, except in designated and approved storage areas as outlined in subsection 4.
Answer: There is not a building on either lot, all trash, parts, components, etc. will continue to be disposed of/ stored at Bailey Park Auto.
6. Access driveways shall be located at least 100 feet from the nearest right-of-way line on any intersecting street or 75 feet from the nearest edge of a driveway.
Answer: Bailey Park Auto currently has two accesses off South Carleton and one access of Capital Avenue, 1434 and 1436 Capital Ave. have two access points directly onto Capital Ave. No additional or new accesses are required.
7. Where adjoining residentially zoned or used property, buffer or greenbelt shall be provided along the nonresidential property line, as outlined in 3.10.
Answer: The area where the 20 cars are going to be parked in zoned C-2 Commercial and are currently vacant lots situated between two other commercial lots.
8. The lot area used for parking shall be paved, graded, and drained so as to dispose of all surface water free from ponding, and not harmful to adjacent property owners.
Answer: All existing parking is currently paved and the proposed site for parking the 20 vehicles is an improved surface as well. The land has a natural slope to Pennfield Drain #1 which is an open drain.

Sincerely,


Greg Talbott

Scale: 1" equal 60'

 Signage; Sized per Township requirements

Parking: There are currently 23 designated parking spaces as designated on the graph. All parking spaces are within 300' of Bailey Park Auto and are currently zones correctly and in use.

 Vehicles for Sale

 Trash Receptacles- 5 yard receptacle/dumpster

Prepared by:
Greg Talbott
771 West Michigan Avenue
Battle Creek, MI 49037
269-962-1547



4/19/2017

